

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: August 3, 2006

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	88-DR-2005#2 Skysong Residential (Phase III)		
LOCATION	Southeast corner of Scottsdale and McDowell Roads		
REQUEST	Request approval of a site plan and parking structure location as part of the overall Skysong Planned Community District. This site plan would specifically approve the footprint of the proposed parking garage and set a perimeter development boundary line for the proposed residential development.		
OWNER	City of Scottsdale 480-312-7064	ENGINEER	Wood Patel Engineering 480-834-3300
ARCHITECT/ DESIGNER	Todd & Associates, Inc. 602-952-8280	APPLICANT	Higgins Plaza Development Partners 312-943-4999
BACKGROUND	<p>Zoning.</p> <p>The site is zoned Planned Community District with amended development standards (PCD), which allows research and development, general office, retail, medical office, government, residential, and service related uses.</p> <p>Context.</p> <p>The site is located on the southeast corner of the intersection of Scottsdale Road and McDowell Road.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: A mixture of commercial, retail, office, and auto dealership land uses in the C-3 & C-4 zones.• South: Primarily multi-family residential housing in an R-5 zone, with some commercial retail uses fronting Scottsdale Road in a C-3 zone.• East: Commercial shopping center and a church in a C-S zone.• West: Commercial shopping center and a bank in a C-3 zone.		
APPLICANT'S PROPOSAL	<p>Applicant's Request.</p> <p>The applicant is requesting approval of a site plan for a proposed multi-family component as part of the Skysong Planned Community District. This site plan would specifically approve the footprint of a proposed parking garage and set a perimeter development boundary line ("building envelope") for the proposed residential development.</p>		

The parking structure, if built in the manner currently proposed, would be completely surrounded by multifamily residential housing, which would be approved by the DRB at a later date. The proposed garage would be 60 feet in overall height, and provide approximately 960 parking stalls. All parking for the residential project would be provided in the parking structure, and the remainder would be used for the Phase II office structure directly north of this proposed development.

DISCUSSION

The Development Review Board has considered the Skysong Phase III Residential component at three separate Study Sessions, on June 1, 2006, June 15, 2006, and July 20, 2006. During this time, the DRB gave feedback to the applicant about potential design issues which might impact the project.

In the proposed location, the garage component will provide a separate entrance drive and exit drive on “South” Street. There will be a pedestrian connection between the garage and the Phase II office building to the north. A general impact analysis for this portion of the project is attached as attachment 1.

Site Plan

The Phase III site plan, as proposed, is part of the Skysong Planned Community District, and defines the perimeter boundary for the development in the southeast quadrant of the site. The building envelope meets or exceeds all setback/development standards in the PCD zoning district. Further, this boundary, as currently proposed, would leave enough space outside of the developable area to provide the sidewalks, landscaping, and on-street parking which would be a requirement of any future approval for the residential component.

Building Envelope

The applicant is applying for approval of a site plan, which includes a “building envelope.” This area represents the maximum amount of horizontal space which can contain development, and no residential building footprint would be allowed outside of this area. Final building footprint/site planning would be subject to future DRB review and approval, and would not exceed the building envelope being proposed at this time. If approved, any change to this envelope would require an amendment to the site plan.

Parking Structure Location

The parking structure is proposed to be located interior to the site with southbound ingress/egress onto “South” Street, and would ultimately be completely surrounded by the proposed multi-family residential project. The two vehicular access points along “South” street can accommodate two way (east/west) traffic to either Center Street or 74th Street. There is a pedestrian connection from the garage to the office building to the north.

Community Involvement

An applicant sponsored open house was conducted on the project on May 31, 2006, as well as a meeting of the Ad Hoc Steering Committee on June 13, 2006, to provide input to the City Council. Members of the public have spoken both in favor and against the proposed residential project. There has not been any specific comment either for or against the proposed garage.

Scottsdale Development Review Board Report
Case No. 88-DR-2005#2

**OTHER BOARDS AND
COMMISSIONS**

The Development Review Board's action is final in this matter. Previously, the DRB approved case # 88-DR-2005, which approved the overall master site plan, landscape, and two office/retail buildings on the southeast and northeast corners of Skysong Boulevard and Center Street, respectively. Previous to this, the City Council approved case number 26-ZN-2004, which approved the rezoning of the property from Highway Commercial (C-3) to Planned Community District (PCD).

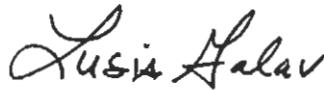
**STAFF
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Lusia Galav, AICP
Director Current Planning
Phone: 480-312-2506
E-mail: Lgalav@scottsdaleAZ.gov

APPROVED BY



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ATTACHMENTS

1. Impact Analysis
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Zoning Map
5. Contextual Site Plan
6. Site Plan
- A. Stipulations/Zoning Ordinance Requirements

Skysong Impact Analysis

Department Issues Checklist

Transportation

The Transportation Department retained Parsons Brinkerhoff to perform a Transportation Impact and Mitigation Analysis (TIMA) for the project. The results of that analysis shows that the proposed project will generate less daily trips than would be generated by the allowed uses under prior land use/zoning. As a result, the development will not adversely impact the surrounding street system adjacent to the site.

Parking

All of the required parking for the proposed Skysong Phase III residential component will be provided in the proposed 960 parking stall structure. The remainder of the parking stalls will be utilized to account for required parking for the approved office building along Skysong Boulevard.

Fire Department Review

The Fire Department reviews all projects for fire and life safety. This includes the possible effects that could be imposed on adjacent buildings as well as response of emergency vehicles for fire and life threatening events. A project will not be approved for a permit that does not comply with code and ordinance criteria.

Public Utilities

Overall Development – In general the surrounding water and sewer systems have sufficient capacity to accommodate Skysong. On-site improvements and connections to the surrounding water and sewer systems are being designed and constructed per the requirements of the lease agreement and will assure proper capacity for the project.

Drainage

Similar to the water and sewer capacities, existing and planned stormwater systems for this area will have sufficient capacity to accommodate Skysong. On-site improvements and connections to the existing and planned stormwater systems are being designed and constructed per the requirements of the lease agreement and will assure proper capacity for the project.

Background

Four basic areas of activity, have contributed to the planning and design of the SkySong Residential component as follows:

1. The work sessions of the appointed Ad Hoc Committee as representative of the community.
2. The "Design Guidelines and Development Framework" drafted by this group
3. This group's incorporation of the city's "Sensitive Design Principles."
4. The vision summary as the final product of the Ad Hoc Committee efforts.

The above four areas carry forth the City's basic goal to "create an urban, mixed use knowledge-based center, to include high-tech business in combination with education, research, office and creative options to incorporate appropriate residential, commercial and supportive retail uses." This goal further supports the City's vision for a unique 21st Century business community location with technology innovation and commercialization to stimulate the economy, revitalize the neighborhood and brand the City/ASU and the region as leaders in the knowledge community.

The Ad Hoc Committee's vision identifies the ASU Scottsdale Center for new technology and innovation as a world class assembly point of knowledge and technology business. In addition, the center is envisioned as a catalyst for the renaissance of the entire Scottsdale Road/McDowell Road corridor.

In keeping with the above goals and vision, the following guiding principles were established by the Ad Hoc Citizen's Advisory Working Group:

1. Contribute to the mixed use environment with a balance of residential with office, research, retail, hotel, cultural/civic and open space
2. Interconnect the ASU/Scottsdale site with surrounding retail and other commercial, residential areas.
3. Create positive relationships and traditions to existing residential including scale, proportion.
4. Provide parking sufficient for uses but insure that it is not a dominant feature on the site or in surrounding areas.
5. Create pleasant, pedestrian friendly environments that promote walking that are shaded, safe, accessible, well-lighted and convenient.
6. Encourage access and use of public space on the site.
7. Enhance pedestrian movement and human scale along the neighborhood access streets.
8. Facilitate inter-connectivity between surrounding neighborhoods with convenient access to public space.
9. Strengthen bicycle connections and accommodate bicycles by incorporating bicycle parking in parking garages.
10. Respect adjacent commercial and residential neighborhoods and seek to strength them as revitalization takes place in the area.
11. Establish view corridors into the project to draw people within the community to gathering places via public space and retail.
12. Respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran environment.

To further support the work of the Ad Hoc Committee, the following City of Scottsdale Sensitive Design Principles for the ASU-Scottsdale Center were incorporated:

1. Enhance and strengthen the design character of new development.
2. Recognize appropriate siting and orientation of buildings to preserve established major vistas and sight lines.
3. Provide streetscape continuity along adjacent uses, through use of cohesive landscape, decorative pavement, street furnishings, public art and infrastructural elements.
4. Provide landscape and shade elements as well as uniting connections between adjacent developments for pedestrians.
5. Design buildings with a logical hierarchy of mass to control the visual impact of building height and size.
6. Highlight important building volumes and features such as entries.
7. Extend interior spaces into the outdoors both physically and visually where appropriate.
8. Utilize materials, colors and textures associated with the region.
9. Use a variety of textures and natural materials to provide visual interest to business particularly at the pedestrian level.
10. Incorporate shade structures, deep roof overhangs and recessed windows.
11. Utilize design strategies and building techniques that may minimize environmental impact, reduce energy consumption and endure over time.
12. Respond to the desert environment by utilizing a variety of native landscape materials indigenous to the arid region.
13. Emphasize the character of the area through careful selection of plan materials in terms of scale, density and management.
14. Use water judiciously in the landscape in place of high pedestrian activity.
15. Balance ambient light levels with designated focal lighting needs; minimize glare and invasive overflow to conserve energy and to reflect the character of the area.
16. Design signage to be complementary to the architecture, landscape and design them for the site; consider visibility and legibility.
17. Utilize exterior materials that are responsive to climate, adjacent context, site orientation and building usage.

SkySong Residential

The residential component of SkySong represents the development direction promulgated by the Ad Hoc Citizens Committee and their efforts in identifying and expressing the desires and wishes of the community. This includes compliance with the City of Scottsdale's "Sensitive Design Principles" and the Committee's "Design Guidelines and Development Framework." With regard to these documents, the residential component of 325 market-rate apartments is a viable component of the mixed use development concept for SkySong. The residential development shows parking via a multilevel parking structure accommodating approximately 1,000 cars. This parking is shared with the adjacent research/office building.

The residential buildings enclose the parking structure removing it from view at the street. Street-level stoops and canopies articulate ground-level unit entries which enliven the streetscape and contribute to human scale. Additional amenities include wide tree-canopied sidewalks and street furnishings (benches, tree grates, trash receptacles, railings and entry steps, distinctive pavement) further contribute to sense of place and pedestrian scale to give a pleasing neighborhood character and walk-able image.

The project includes two major courtyards for year-round uses with extensive shade in summer and sunny areas in winter. In addition, three smaller courtyards offer light and air plus sound of water from small fountains with sculptural elements for visual interest. Connectivity is fostered

at the street level with access from all four sides of the project to the internal courtyards. These access points also provide views into the project from the street. Additional amenities for residents include 6,000 square feet of common area with exercise room, lounge and conference space.

The east/west oriented Paseo, on the north side of the residential, serves as the connecting link between office/research, retail, residential and the public open space fronting onto 74th Street. This public space of park-like character also engages the "front door" of the residential component with a viewing/seating terrace overlooking the green park space, which is an invitation for neighborhood use. Combined with retail along SkySong Boulevard, the park space and shade structures also serve as a gathering/meeting place with tree canopy and shade structures.

The Paseo, as well as the street-oriented edges of the project, provides sufficient lighting for safety and night lighting character to promote walk-ability.

Adjacent uses to the residential component include office/research, retail, public park space and parking. Access to this mix of uses is provided from SkySong Residential, as well as from adjacent neighborhoods to the south. The intent is to provide a walk-able community allowing neighborhood residents to stroll through the project and experience SkySong on the way to their destination.

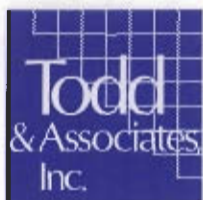
The intent of the architecture is to compliment the streetscape scale with sensitivity, variety and visual interest to convey sense of place. Articulation of building mass, forms and colors are combined to give a contemporary character to the buildings. The streetscape detail promotes connectivity with adjacent neighborhoods and within SkySong.

The SkySong Residential component is designed with sensitivity to the context of the project and the area; in terms of promoting connectivity to and through the development to make it an inviting place for residents and neighbors to share, public space and retail uses within SkySong.

Sustainable design is an essential part of our regional and global environment. The consumption of resources and impact on the environment can be minimized with proper planning and care. Todd & Associates is currently working in close partnership with the City of Scottsdale to establish green building criteria for the SkySong Residential development. We are dedicated to sustainability and environmental responsibility through the following actions:

- Utilizing drought-tolerant, water conserving plant materials.
- Maximizing energy efficiency through efficient mechanical systems and intelligent design.
- Use of environmentally-responsible and health conscious materials, and reducing waste by reusing recycling materials where possible.

The end goal, as expressed by the Ad Hoc Committee and the City of Scottsdale, is to bring together those elements of mixed-use that can serve as a catalyst in revitalizing the neighborhood and community. By incorporating office/research, retail, residential and park space, a viable, sustainable neighborhood is created for live, work and play.



Architecture/
Planning/
Landscape
Architecture

July 28, 2006

Mr. Mac Cummins
Principal Planner
CITY OF SCOTTSDALE
7447 East Indian School Road, #105
Scottsdale, AZ 85251

Re: SkySong Residential
T&A Project No. 06-2007.00

Dear Mr. Cummins:

Enclosed for your consideration/action at the August 3, 2006, Development Review Board Meeting, are the following:

1. SkySong Site Plan (Building Envelope/Parking Garage Location).
2. SkySong Context Plan (for reference).

In addition to the above submittal documents, Todd & Associates will have prepared a PowerPoint presentation to address the following site plan-related issues raised by the Development Review Board at the July 20, 2006, DRB Study Session:

1. Solar Studies for the courtyards.
2. Safety/visibility at the garage entrances/exits.
3. Use of the courtyards.
4. More specifics on the paseo.
5. Connectivity to the park.
6. Further definition of the streetscapes.
7. Further definition of the entry portals to the courtyards.
8. Review of the internal east/west pedestrian connectivity.

In addition to the above information for the formal DRB Meeting, we will also have for presentation purposes to the DRB any progress related to the architectural design. This, of course, will be a Study Session item only.

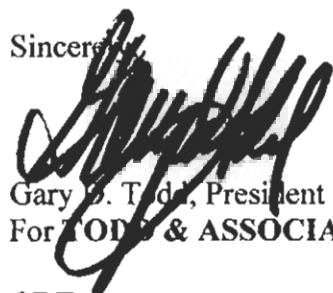
88-DR-2005#2
REV: 7/28/2006

Mr. Mac Cummins (06-2007.00)
July 28, 2006
Page 2

We look forward to your and the DRB's comments regarding our Site Plan Submittal as well as any Study Session comments regarding the progress of the architectural design.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary B. Todd", is written over the printed name and title.

Gary B. Todd, President
For TODD & ASSOCIATES, INC.

GDT:cmv
Enclosures



Skysong Residential Phase III

88-DR-2005#2

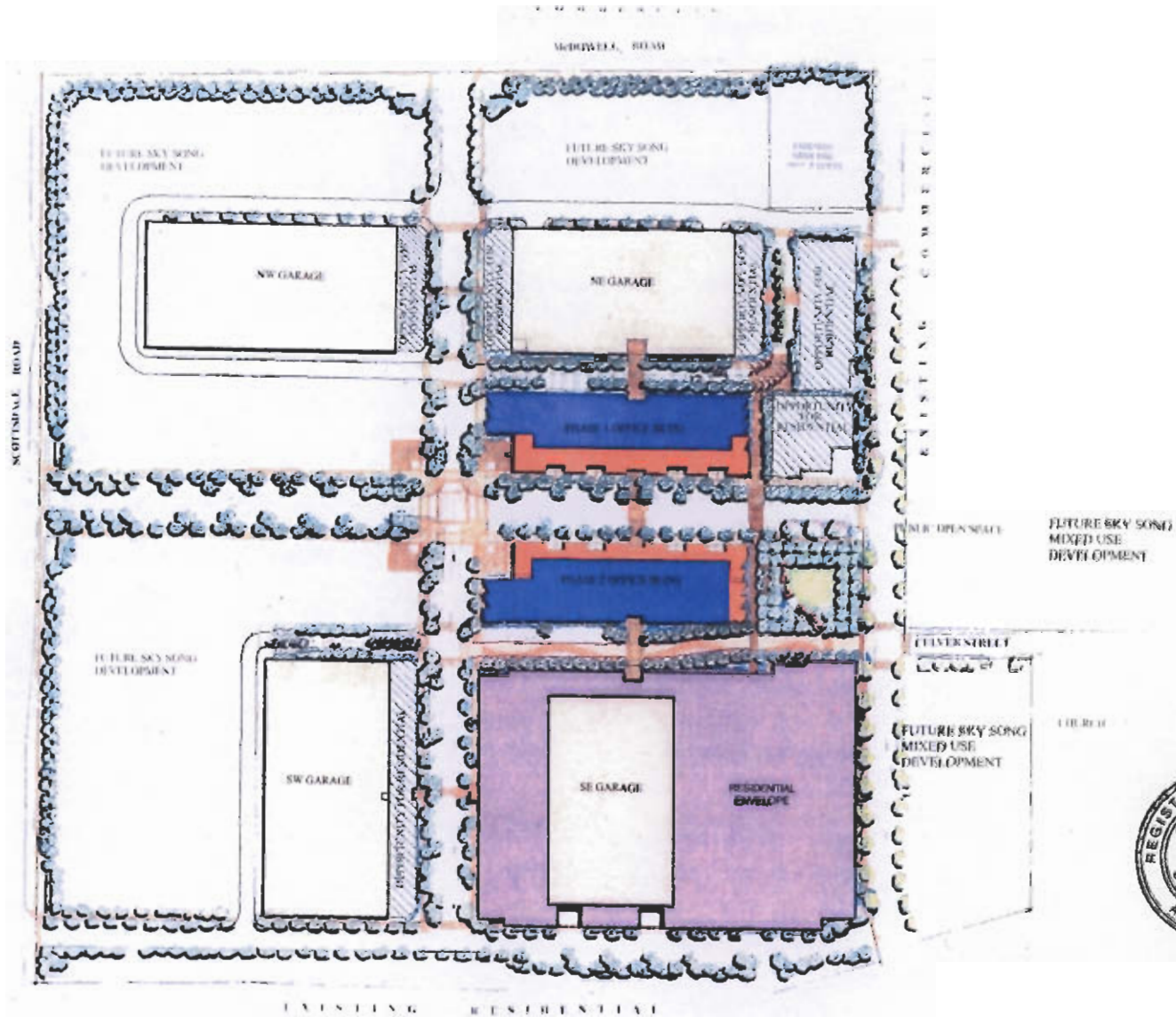
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Skysong Residential Phase III

88-DR-2005#2

ATTACHMENT #2A



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HIGGINS DEVELOPMENT PARTNERS
 THE PLAZA COMPANIES

SEC OF MCDOWELL & SCOTTSDALE SCOTTSDALE ARIZONA
SKYSONG RESIDENTIAL

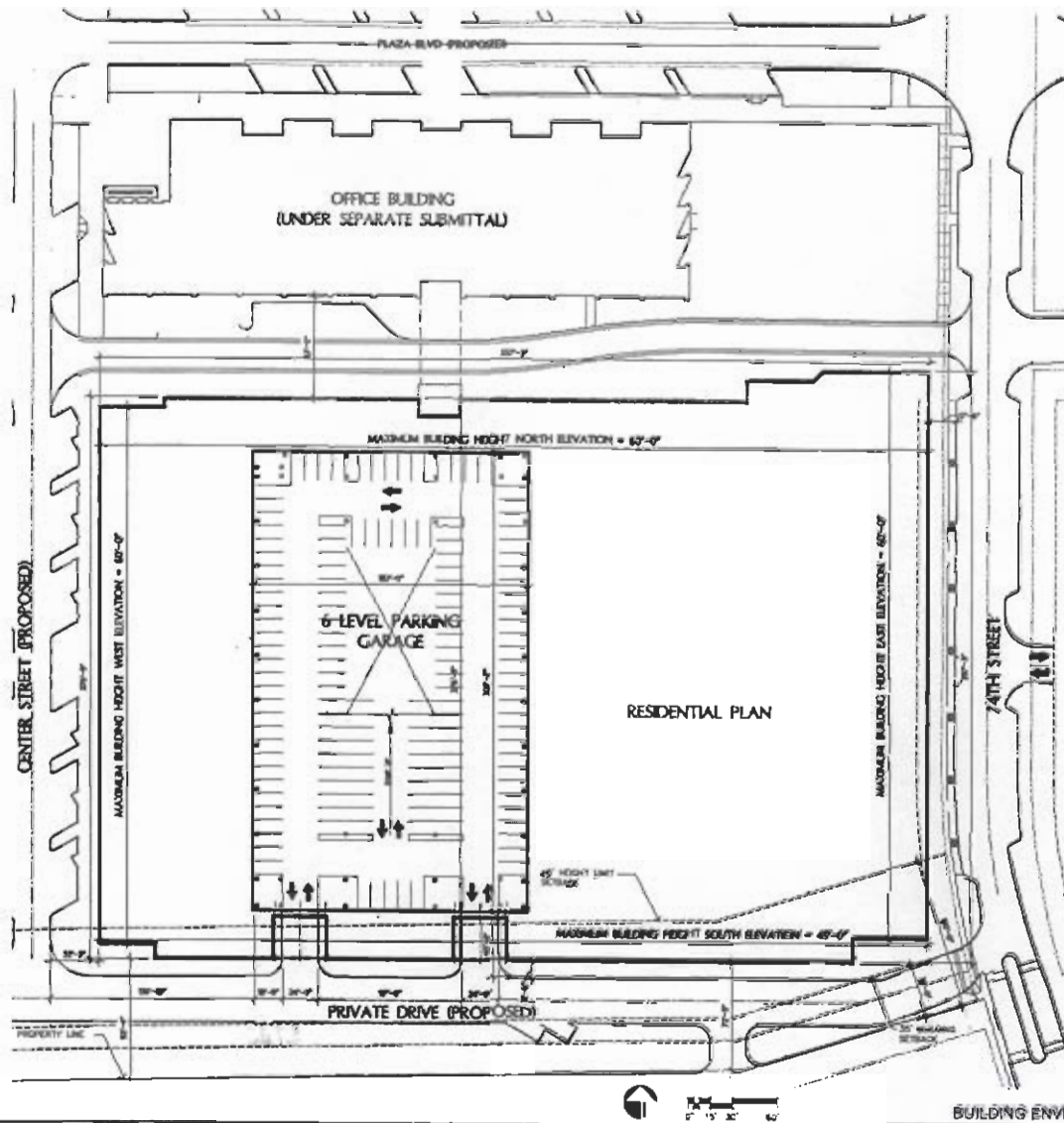
CONTEXTUAL SITE PLAN

DEVELOPMENT REVIEW BOARD SUBMITTAL

88-DR-2005#2
REV: 7/28/2006

Date: 07.27.06
 Case #: 450-PA 2004

L1



SUMMARY DATA:

1. 60'-0" MAXIMUM HEIGHT FOR PARKING GARAGE.
2. 180 PARKING SPACES IN 8 LEVEL PARKING GARAGE.

STANDARD **VIEW OF BUILDING ABOVE GARAGE ENTRY.**

SHADE CANOPY OVER SIDEWALK AT
PEDESTRIAN ENTRY.

8 LIVES, WARRING GARAGE, FOOTPRINT
SUBMITTED FOR SPECIFIC APPROVAL, WITH
THIS SITE PLAN.

OUTER RESIDENTIAL DEVELOPMENT
BOUNDARY LINE. NO DEVELOPMENT WILL
EXCEED THIS BOUNDARY LINE, AND ALL
FUTURE RESIDENTIAL IMPROVEMENTS WILL BE
SUBJECT TO FUTURE DRB REVIEW AND
APPROVAL.

SITE PLAN

BUILDING ENVELOPE & PARKING GARAGE LOCATION

DEVELOPMENT REVIEW BOARD SUBMITTAL

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HIGGINS DEVELOPMENT PARTNERS
THE PLAZA COMPANIES

S&C OF MCDOWELL & SCOTTSDALE . SCOTTSDALE ARIZONA

SKYSONG RESIDENTIAL

88-DR-2005#2
REV: 7/28/2006

Date: 07/27/08
Case #: 480-PA 2004



Stipulations for Case: Skysong Residential 88-DR-2005#2

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of the Director of Planning and Development Services.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB STIPULATIONS

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. The location and configuration of all site improvements shall be constructed to be consistent with the dimensioned site plan showing the residential building envelope and parking garage location submitted by Todd & Associates with a staff receipt date of 7/28/06. Unless specifically amended by this approval, all improvements shall be in compliance with the adopted development framework plan and all prior approvals.
 - b. All residential buildings and parking structure shall be within the building envelope located on the approved site plan. Any change or expansion of this envelope shall require Development Review Board approval.

ARCHITECTURAL DESIGN:

DRB STIPULATIONS

2. *This approval is for the building envelope of the residential component and the footprint of the garage improvements only. No design elements, architectural elements, or elevations are included in this approval.*

SITE DESIGN:

DRB STIPULATIONS

3. *The required parking for the residential project shall be provided in the parking structure.*
4. *No permits for the garage shall be issued until after the residential project has received Development Review Board approval. Additionally, if a residential project is not constructed, the applicant must submit for, and receive, Development Review Board approval for the elevations of the parking structure.*

ACCESS AND PARKING:

DRB STIPULATIONS

5. *The applicant shall designate an area on the first floor of the parking garage for bicycle parking and shall provide bicycle racks in this area. The final floor plan(s) shall call out the selected location of the bicycle parking area, to the satisfaction of the General Manager of Transportation or designee.*
6. *All access points and pedestrian connection to the parking structure shall be designed to be pedestrian friendly and provide efficient, safe access in and through the parking structure to the satisfaction of the General Manager of Planning and Development Services or designee.*

ORDINANCE

- A. All applicable zoning ordinance requirements must be satisfied at the time of final plans approval. These include, but are not limited to, demonstration of ADA requirements, bicycle parking requirements, and overall maximum height.

RELEVANT CASES:

At the time of the review, the relevant zoning case was 26-ZN-004.